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Abutter Letter

Sept. 26, 2018

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TOWN OF WESTON

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TOWN MANAGER'S OFFICE

Dear Mr. Romanowicz,

As I think you are aware, I live with my family at 778 Boston Post Road, and I write in regards to the proposed 40B development at 751-761 Boston Post Road. I appreciate your recent correspondence outlining your development plans. (Please note that I was first made aware of the project through a call from a neighbor subsequent to the town meeting of September 12, of which I was not notified). As I understand it, the intersection of the development's primary access road and Route 20 appears to be directly across the road from our home's shared driveway. This intersection, if I understand your proposal correctly, will serve as the primary point of access for 180+ housing units. Undoubtedly such a dramatic increase in traffic at the foot of our driveway will have a significant, and I fear detrimental, impact on our home and lives. Below I have listed some initial questions and concerns with the hope that you will work with us to address them.

Concerns

- We have young school-age children who regularly ride the bus and need access to the driveway during peak traffic hours. We are concerned that the substantial number of automobiles turning to exit and enter directly in front of the driveway will increase traffic-related risk to them.
- During the construction phase, we fear an extended period of significant disruption to our house and driveway, including construction directly in front of, or potentially even in, the driveway, noise from heavy equipment, and long waits to access our house when construction closes one or both lanes of Route 20. Moreover, we fear construction-related disruption of utilities, or that even complete obstruction of the driveway could, for periods of time, prevent us from occupying our home.
- As many have noted, traffic delays on Route 20 near our house are already severe. During peak traffic, it can take fifteen minutes or more to travel the short distance to our daughter's school. Additional traffic from the intersection could permanently increase travel time to and from our home.
- The noise and lights from cars turning in and out of the intersection will have a permanent, negative impact on our ability to enjoy our home. One hundred eighty units likely mean 300 or more automobiles making multiple trips through the intersection daily. We anticipate traffic noise and lights occurring during late night and early morning hours. We also anticipate a substantial increase in the incidental use of the driveway, which could impede access to our home.

Preliminary Questions

- How will the safety of children in the driveway during peak traffic hours before and after school be ensured given new traffic patterns (cars turning directly in front of our driveway) and a significant number of automobiles accessing Route 20 from the new development?
- The bus stop is located directly in front of our driveway. Will it need to be moved? If so, where will it be? Who will determine the new location?
- When will the traffic impact report be ready? Can you forward a copy to us when it's complete?
- Construction Stage Questions:
 - Do you anticipate any period when our ability to access the driveway will be blocked or impaired for more than a limited amount of time? If so, what are your mitigation plans?
 - What will be the frequency and size of construction vehicles using the intersection? Will there be heavy machinery using the intersection on weekends, evenings or early morning times?
 - What will be the anticipated length of delay for us to access our driveway when the intersection itself is under construction and at least one lane of Route 20 is closed to traffic?
 - Will there be any planned interruption of utilities or town services including water, power and/or snow removal. If none are planned, what are the chances of accidental interruptions stemming from construction mishaps? Are there mitigation plans for these service interruptions?
 - Will there be any impairment of our private contractor's ability to remove snow from our driveway?
 - Will the driveway and adjacent areas be kept clear of debris, construction material and machinery at all times?
 - What is the mechanism for resolution of issues with the construction company if there are problems with access, utility interruption, debris or something else?
 - How long will construction of the intersection itself take? How long will the entire construction phase take?
- When will a detailed plan for the proposed intersection and adjacent areas - including a landscaping plan - be available for review? Is there a review and approval process specifically for the intersection and any changes to the surrounding road?

- What specific steps will be taken to mitigate noise/lights from automobiles entering and exiting the intersection?¹
- When and how will we be notified of the exact location of the intersection and any other changes in the nearby road?

By no means does the above address all my concerns, but answers to these questions and whether you are willing to work with us on these issues is critical to our analysis of whether and to what extent we will oppose the proposed development. I am hoping we can meet at your earliest convenience to discuss these and related topics. I can be reached at 617 686 6808 (cell) or mattellenandco@ymail.com.

Best regards,


Matthew Carpenter

cc: Weston Board of Selectmen
Weston Planning Board